

Swale Borough Local Plan Part 1

Matters, Issues and Inspector's Questions for the resumed examination hearings commencing 31 January 2017

<u>Inspector's note:</u>		
<p>1. These hearings are to address matters relating to the Main Modifications (MMs). They are not an opportunity to re-run matters that were discussed at the hearings in November/ December 2015. <u>All representations should relate to an identified modification</u> and the hearings will focus on examining whether they successfully address soundness issues that were identified at the 2015 hearings and in the Interim Findings.</p> <p>2. "The modified Plan" in this document refers to the plan as it is proposed to be modified by all the changes that are set out in the schedule of Main Modifications, SBC/PS/102</p>		
MATTER	ISSUES AND QUESTIONS	KEY MMs
DAY 1: 31 January 2017		
Matter 1	Procedural matters	
1.1	Has the modified Plan been the subject of appropriate sustainability appraisal and strategic environmental assessment?	
1.2	Has the modified Plan been subject to Habitats Regulations Assessment?	
1.3	Is the modified Plan consistent with national planning policy in the NPPF?	
Matter 2	Overall approach: development targets, the settlement strategy and the distribution of development	17, 39, 40, 41, 44, 46, 47, 50, 56, 58, 73
2.1	Does the modified Plan set out a strategy to deliver the area's development needs over the Plan period?	
2.2	Is the introduction of an indicative percentage split in MM40 justified and does it provide a clear and realistic guide for managing growth across the two planning areas?	
2.3	Do MM41/MM42 provide a clear and flexible approach to monitoring delivery across the borough as a whole?	
2.4	Is the allocation of additional development sites in MM58 (Policy ST4) based on detailed and objective assessment of potential sites?	
2.5	Is the modified Plan based on an appropriate and justified approach to minimising the need to allocate the best and most versatile (BMV) agricultural land?	
Day 2: 1 February 2017		
Matter 3	MUX1: South West Sittingbourne	191,192
Is MUX1 allocation:		
3.1	Justified by robust evidence, including landscape character assessment and sustainability appraisal as the best option for delivering the borough's housing?	
3.2	Deliverable within the Plan period?	
3.3	Supported by robust infrastructure planning? Have	

	all the infrastructure implications been identified and addressed in appropriate detail?	
3.4	Supported by evidence at this stage to have reasonable certainty that the amount of development proposed will be deliverable within the plan period?	
3.5	Supported by clear and deliverable measures to address transport implications of the proposed development?	
3.6	Have flood risk, heritage, wildlife and biodiversity aspects of the site been taken into consideration?	
Day 3: 2 February 2017		
Matter 4	Other new allocation policies or modifications: New housing allocations AX1-AX7 Modifications to existing allocations Regeneration policies	Chapter 6, Chapter 9,
Is each of the new AX allocations:		
4.1	Justified by robust evidence, including landscape character assessment, sustainability appraisal and consideration of countryside gaps?	
4.2	Deliverable within the Plan period?	
4.3	Supported by robust infrastructure planning? Have all the infrastructure implications been identified and addressed in appropriate detail?	
4.4	Supported by clear and deliverable measures to address transport implications of the proposed development?	
4.5	Have the heritage, wildlife and biodiversity aspects of the site been taken into consideration?	
Are proposed modifications to existing allocations:		
4.6	Justified and necessary to ensure soundness of the Plan?	
Are the new regeneration policies Regen 3 and Regen 4:		
4.7	Justified and necessary to ensure soundness of the Plan?	
Day 4: 7 February 2017		
Matter 5	Infrastructure	39, 66, 97-99, 101-107
5.1	Transport infrastructure – is the modified Plan supported by robust infrastructure planning which demonstrates that the proposed development is deliverable?	
5.2	Does the Plan include adequate infrastructure planning for highway improvements along the A249 corridor to accommodate growth to the west of Sittingbourne?	
5.3	Has the highway impact of the proposed level of growth on Sheppey been properly addressed?	

5.4	Does the Plan include robust infrastructure planning to ensure that the highway network can accommodate the level of growth proposed in and around Faversham, with particular regard to the impact on J7 of the M2?	¹
5.5	Are modifications which add further reference to infrastructure to existing allocations policies justified?	128,140,144,153,
Matter 6	Local Green Space designations	268, Chapter 9
6.1	Is the designation of local green spaces through MM 268 consistent with national planning policy and has the process to identify and designate sites been consistent, transparent and inclusive?	
Day 5: 8 February 2017		
Matter 7	Housing matters	109, 112, 243-254, 259-263, 310, 311
7.1	Is the approach to requirements for affordable housing in terms of the percentages sought and the tenure consistent with national planning policy and with the up to date SHMA?	
7.2	Does the Plan provide a flexible approach to allow for the provision of starter homes when regulations and guidance is published?	
7.3	Is the approach to providing sites and pitches for Gypsies and Travellers consistent with up to date national planning policy?	
Matter 8	Minerals and Waste	Chapter 6
8.1	Are the requirements for minerals assessment justified and consistent with national policy?	
Matter 9	Monitoring and delivery of housing supply	42, Chapter 6 and Chapter 8
9.1	Does the modified Plan, supported by the IDS, identify the infrastructure needed to deliver the Plan and does it set out a robust and coherent framework to monitor progress?	
9.2	Do the implementation and delivery plan and the monitoring arrangements provide for collection of the necessary information to recognise the triggers for a review of the Plan?	
9.3	Does the modified Plan include sufficient sites to enable the Council to demonstrate that there is a 5 year supply of sites that are available and deliverable?	
Matter 10	Other matters	
